

**CODE ENFORCEMENT BOARD**  
**1<sup>st</sup> FLOOR COMMISSION CHAMBER**  
**FORT LAUDERDALE CITY HALL**  
**100 NORTH ANDREWS AVENUE**  
**AUGUST 23, 2016**  
**9:00 A.M.**

<b><u>Board Members</u></b>	<b><u>Attendance</u></b>	<b>Cumulative attendance 2/2016 through 1/2017</b>	
		<b><u>Present</u></b>	<b><u>Absent</u></b>
Patrick McGee, Chair	P	7	0
Mark Booth, Vice Chair	P	3	0
Joan Hinton	P	7	0
Lakhi Mohnani	P	7	0
Peter Cooper	P	2	1

**Alternates:**

Michael Madfis [until 12:04]	P	5	2
Joshua Miron	A	0	7
Robert Smith	P	6	1

**Staff Present**

Bruce Jolly, Board Attorney  
Porshia Goldwire, Clerk, Code Enforcement Board  
Rhonda Hasan, Assistant City Attorney  
Dwayne Spence, Assistant City Attorney  
Yvette Ketor, Clerk III  
Yvette Cross-Spencer, Clerk III  
Tasha Williams, Administrative Aide  
Dorian Koloian, Clerk III  
Alejandro DelRio, Building Inspector  
Jose Abin, Building Inspector  
Robert Masula, Building Inspector  
George Oliva, Chief Building Inspector  
Mario Carrasquel, Building Inspector  
Michael Sanguinetti, Clerk III  
Jamie Opperee, Prototype Inc., Recording Secretary

**Communication to the City Commission**

None

**Respondents and Witnesses**

CE16070029: Darrin Gursky, attorney  
CE15030470: Kevin Hinds owner  
CE14080903: Andree Greene, property manager

CE16070025: Isaac Behar, contractor; David Behar, contractor  
CE16030328: Rafael Jaramillo, owner  
CE14031442: Dennis Brooks, owner  
CE15040555: Garo Gallo, tenant; Stephen Cataldo, manager  
CE16040999: Abeer Hasan, owner  
CE16051659: James Palencar, owner  
CE14071821: Kathleen Landers Gordon, owner's daughter  
CE15121156: Gloria Jones, owner  
CE15101733: Mark Seramur, realtor  
CE16071299: Joseph Geller, attorney  
CE16021842: Alexandra Borrás, owner  
CE16050876; CE15080173: Dwayne Dickerson, attorney; Peter Sobota, attorney  
CE16050163; CE16050504: Goran Dragoslavac, owner  
CE15111102; CE15082267: Kenneth Romain, construction manager  
CE15061470: Art Bengochea architect  
CE15110196: Mack Grover, property owner  
CE15031682: Jason Downing, owner  
CE14081054: Arthur Bartholomew, manager  
CE16040790: Thomas Reich, managing member  
CE15010467: Bibiana Sarmiento, property manager  
CE11061307: Christopher Lane, owner  
CE15082281; CE16051233; CE16011101: Eric Martinez, contractor  
CE16050574: Stanley Kebe, owner  
CE16032303: Charles Serabian, owner's son; Carolina Ruiz, administrative assistant; Heather Oakerson, representative  
CE16060234: Jonathan Moore, general contractor  
CE15100973: Paul Coppola, owner; Michael Tobin, attorney; Stuart Zoberg, condo association attorney; Jon Camaloni, property manager; Bruce Bromley, engineer; Alejandro Santamaria, architect  
CE16070135: Francesco Talerico, owner  
CE15062080: Hector Ampuero, property manager; Annemise Saitile, owner  
CE15102378: Dennis Lopez, owner  
CE14031317: Steve Balinski, property manager  
CE14100834: Vincent Graham, owner

The meeting was called to order at 9:00 a.m.

**Individuals wishing to speak on any of the cases on today's agenda were sworn in.**

**Case: CE16050163**

1533 NW 19 AVE

DRAGOSLAVIC, SLAVOLJUB & MARA

Certified mail addressed to the owner was accepted on 8/10/16.

Jose Abin, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. BUILT CARPORT.
2. BUILT FRONT PORCH.
3. BUILT ADDITION.
4. INSTALLED INTERIOR DROP CEILING.

FBC(2014) 105.3.1.4.10

THE FOLLOWING DESCRIBED WORK REQUIRES A ROOF PERMIT AND INSPECTIONS:

1. ILLEGALLY INSTALLED ARCHITECTURAL SHINGLE ROOF.

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. ILLEGALLY INSTALLED A SPLIT AIR CONDITIONING SYSTEM.

FBC(2014) 105.3.1.4.4

THE FOLLOWING DESCRIBED WORK REQUIRES A PLUMBING PERMIT AND INSPECTIONS:

1. ILLEGALLY INSTALLED PLUMBING FIXTURES AND ALTERED THE PLUMBING SYSTEM SO THAT SEWAGE IS BACKING UP AT THE CLEANOUT BY THE SIDEWALK.

FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN ELECTRICAL PERMIT AND INSPECTIONS:

1. INSTALLED ELECTRICAL FIXTURES AND WIRING ABOVE THE DROP CEILING.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

FBC(2014) 116.2.1.3.1

THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR

**MINIMUM MAINTENANCE STANDARD AND THE FORT  
LAUDERDALE MINIMUM HOUSING CODE AND IT MUST BE  
REPAIRED BY THE OWNERS OR DEMOLISHED:**

- 1. DUE TO A FIRE THE STRUCTURE IS NOW DEEMED  
UNSAFE BY THE CITY.**

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

Goran Dragoslavic, the owner's son, stated the fire was not caused by the air conditioner; he said the Fire Department determined that the tenant had too many electrical appliances plugged into one outlet. He stated his father had left the country for six months and requested three months to comply. Mr. Dragoslavic said the property was not occupied and he had pulled the permit to install new windows after the fire to prevent vandalism. He added that all of the illegal work had been done prior to his father's ownership of the property.

Inspector Abin said the property should remain unoccupied. Mr. Dragoslavic stated the power to the home had been turned off. Chair McGee advised Mr. Dragoslavic to meet with Inspector Abin to determine how to keep the property safe while the violations were being addressed. Mr. Dragoslavic agreed and said Inspector Abin could also confirm that the property was not occupied.

**Motion** made by Mr. Madfis, seconded by Mr. Booth, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/25/16, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

**Case: CE16050504**

1537 NW 19 AV  
LUMAX USA LLC

Certified mail addressed to the owner was accepted on 8/10/16.

Jose Abin, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

**THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:**

- 1. BUILT ROOF CANOPY ON RIGHT ELEVATION OF  
DWELLING. CANOPY IS STRUCTURALLY ATTACHED TO 1X6  
FASCIA BOARD.**

FBC(2014) 105.3.1.4.10

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. INSTALLED SPLIT MECHANICAL AIR CONDITIONING SYSTEM.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Goran Dragoslavich, owner, said the mechanical contractor had pulled the air conditioner permit. An architect was drawing plans for the roof structure. He believed 63 days would be sufficient.

**Motion** made by Ms. Hinton, seconded by Mr. Mohnani, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/25/16, or a fine of \$25 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE15100973**

3000 E SUNRISE BLVD # 16B  
COPPOLA, PAUL

Service was via posting at the property on 8/17/16 and at City Hall on 8/10/16.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS CREATING AN OPENING BETWEEN TWO SEPARATE CONDO UNITS WHERE THE CONDO UNITS ARE NOW JOINED TOGETHER WITHOUT THE CORRECT PERMIT TYPE, A UNITY OF TITLE AND/OR REQUIRED REVISIONS AND INSPECTIONS.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY

**CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE  
IS FULLY COMPLIED AND CLOSED.**

Inspector Masula said the case was begun pursuant to a complaint. He explained that the property needed: a site-specific engineering report addressing the opening, the proper type of permit, unity of title and a new certificate of occupancy. He presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$500 per day.

Michael Tobin, the owner's attorney, said they had submitted accurate plans to the City and the condo association, and the City had issued a permit. The condo board had requested and received a letter from the architect indicating the planned work was safe. The condo board had sent a letter approving the work, provided it was done pursuant to code, with permits. Mr. Tobin said his client had done the right thing.

Alejandro Santamaria, architect, confirmed for Mr. Madfis that the wall with the opening had been identified as a shear wall. Ms. Hasan stated the City disagreed with this.

Inspector Masula explained there had been two permit applications. The first application had failed and received comments from the plan reviewer. A second application had been submitted and a second plan reviewer had approved it. When inspector Masula visited the site, the site inspector, who was also the plan reviewer who had approved the second application, was present and Inspector Masula pointed out to him that the wall in the approved plans had not been identified as a shear wall. This inspector had already performed a framing inspection and passed the work and indicated to Inspector Masula that the opening had not been present then. Inspector Masula suggested the inspector revise his past result to "incomplete" so the framing would not have passed 100%. The past result remained in place and the inspector had sent Inspector Masula an email informing him that he was working with the contractor, who had agreed to provide a full revision for the shear wall, with a structural engineer of record and to obtain a unity of title and a Certificate of Occupancy. Inspector Masula had sent the owner an email asking about the requirements the other inspector had indicated the contractor had promised but the owner had replied that the work had passed inspections and requested that the permits be closed out and the code case be closed.

Inspector Masula stated his position was that the Building Department had "inadvertently" issued the permit as a "kitchen/bathroom remodel" when it was not; it was an alteration that required a change of use, unity of title and a structural engineer of record for cutting the opening in a shear wall.

Mr. Tobin objected to allowing the condo board's attorney to be heard but Mr. Jolly advised him that the Board wanted as much information as possible to make an informed decision.

Chair McGee asked the architect for the plans page showing the shear wall. Paul Coppola, the owner, stated the drawings did explain that this was a concrete, structural wall. Mr. Santamaria admitted a structural engineer had not signed the drawings.

Mr. Madfis examined the plans and found the wall had not been identified as a shear wall. He stated it was possible to penetrate the wall but this required special shoring up.

Chair McGee noted this had not been identified as a shear wall, that the shear wall was load bearing and the integrity of the entire building was in danger.

Mr. Tobin pointed out that the citation was for work done without a permit and work done beyond the scope of inspections. He did not see any violation of either of those code sections.

Chair McGee felt the plans were "misleading at the very least" and it seemed the work had been misrepresented and therefore approved. Mr. Santamaria said they had not intended to mislead. He felt the plans could have been clearer but said they communicated the content of the work to the condo association. Chair McGee disagreed and said this work was "testing the integrity of the building" and not putting great emphasis on this was irresponsible.

Ms. Hasan asked Mr. Santamaria if he was aware that engineering calculations from an engineer were required for this type of opening and he replied he was. She asked him if his plans indicated that this was a shear wall and Mr. Santamaria said the plans did reference a shear wall in the notes and they would have provided a detail if the City had requested it. He admitted that they had failed in their due diligence by not having the structural engineer sign off on the plans.

Mr. Smith pointed out that the scope of work did not indicate a unity of title; it referred to kitchen remodeling.

Mr. Tobin stated the door was not intended as a passageway between the two units; it would be locked and secured if the second unit was not rented out by the same occupant. It was his position that therefore unity of title was not necessary.

Stuart Zoberg, condo association attorney, said the condo association had made it clear to Mr. Coppola that the work must be safe. The condo had contracted its own engineer who determined the work was not safe. Their engineer had advised the owner what needed to be done to make it safe and he had refused.

Bruce Bromley, engineer for the condo association, said his big concern about the opening was the floor height of the opening and that this would set a precedent for allowing "a lot of openings in a lot of shear walls." He had advised the condo association to examine its by-laws and limit the number of opening they would permit in

shear walls. Mr. Bromley had performed calculations and drafted a sketch indicating that: the opening needed to be "chipped" back to expose the steel in the shear wall, more bars should be added on the head and sidewalls and 4,000 to 5,000 PSI concrete must be re-poured. If this was done, the opening would be properly reinforced. He stated he had provided those drawings to the condo association in October 2015.

Mr. Booth asked Inspector Masula why had had requested a fine of \$500 per day and Inspector Masula replied that this was a severe matter and some of the parties had not honored the "gentlemen's agreement" they had to address this.

Mr. Tobin reiterated that the work had been permitted by the City and the condo association and therefore, *all* parties were culpable. He stated the Building Department should determine what was necessary and they should be given time to address the issue then. He felt the short compliance deadline and high fine was not appropriate. Chair McGee said if the permit application was inaccurate, the permit was null and void. Mr. Cooper pointed out that Mr. Santamaria had indicated he knew what a shear wall was and he should have provided the additional information with the plans. He had not, so the plans were misleading.

Ms. Hasan said the permit could be voided if the plans did not match the scope of work. This should be an alteration permit, not a kitchen/bath remodel permit because of the structural work being done.

**Motion** made by Mr. Smith, seconded by Mr. Cooper, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 9/27/16, or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion passed 4-3 with Mr. Madfis, Ms. Hinton and Mr. Mohnani opposed

**Case Ce: CE15061470**

1638 RIVER LN  
COMMISSO, HELEN  
HELEN G MACALPINE REV LIV TR  
NEW OWNER: EVANS, JOHN

This case was first heard on 7/28/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$11,000. The City was requesting amendment of the 4/26/16 order comply-by date from 7/26/16 to 8/23/16, removing the accrued fines.

Art Bengochea, architect, said the new owner had decided to do more extensive remodeling than the original permit called for. No work had been done since his client purchased the house.



Robert Masula, Building Inspector, recommended a 91-day extension.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton, to grant a 91-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Motion** made by Mr. Mohnani, seconded by Mr. Booth, to amend the 4/26/16 order comply-by date from 7/26/16 to 8/23/16, removing the accrued fines. In a voice vote, motion passed 7-0.

**Case: CE11061307**

2021 NE 59 ST

LANE, CHRISTOPHER E & WENDY B

This case was first heard on 6/23/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the master permit had failed review and the owner was hiring a mechanical contractor. He recommended a 63-day extension.

Christopher Lane, owner, agreed.

**Motion** made by Ms. Hinton, seconded by Mr. Mohnani, to grant a 91-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16050876**

1523 NW 10 AVE

RHA 2 LLC

This case was first heard on 6/28/16 to comply by 8/23/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the mechanical permit application had failed review and recommended a 63-day extension.

Dwayne Dickerson, attorney, agreed.

**Motion** made by Mr. Smith, seconded by Mr. Booth, to grant a 63-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15080173**

2070 NW 29 AVE  
RHA 2 LLC

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported on the progress of work at the property and recommended a 180-day extension.

Dwayne Dickerson, attorney, agreed.

**Motion** made by Ms. Hinton, seconded by Mr. Booth, to grant a 189-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16070029**

101 S FTL BEACH BLVD  
LAS OLAS BEACH CLUB CONDO ASSN

This case was first heard on 7/26/16 to comply by 8/23/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported on progress at the property and recommended a 63-day extension.

Darrin Gursky, attorney, agreed to the extension.

**Motion** made by Mr. Smith, seconded by Mr. Booth, to grant a 63-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16071299**

1310 S MIAMI RD  
BUBBACO LLC

Certified mail addressed to the owner was accepted on 8/12/16.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT  
IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS FRAMING, DRYWALL,  
WINDOWS AND DOORS WITHOUT THE REQUIRED PERMITS  
AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. PLUMBING ALTERATION MADE WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS MADE WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.11

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. MECHANICAL ALTERATIONS MADE WITHOUT THE REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 109.3.3

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT WILL APPLY.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula stated the case was begun pursuant to a complaint. He presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Joseph Geller, attorney, said the person doing the work had gone beyond what the owner expected. The owner had hired a new contractor, who was pulling permits. He requested more than 35 days. Inspector Masula said he would agree to 63 days.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/25/16, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE16051659**

1030 NE 9 AVE  
PALENCAR, JAMES M

This case was first heard on 7/26/16 to comply by 8/23/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, said all permit applications had been submitted and recommended a 91-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 91-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14031442**

801 SE 18 ST  
BROOKS, DENNIS H & THO T

This case was first heard on 3/24/15 to comply by 5/26/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been progress and recommended a 91-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 91-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16060234**

2715 N OCEAN BLVD # PHB  
BOYACIOGLU, GARABAT

Service was via posting at the property on 8/17/16 and at City Hall on 8/10/16.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH  
INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS FRAMING AND DRYWALL  
WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.11

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. MECHANICAL ALTERATIONS MADE WITHOUT THE REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. PLUMBING ALTERATION MADE WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS MADE WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 109.3.3

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. UNDER SECTION 9-47 FOUR TIMES THE PERMIT FEES MAY APPLY.

FBC(2014) 110.6

SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula stated the case was begun pursuant to a complaint. He presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$200 per day, per violation.

Jonathan Moore, general contractor, said he had pulled the permit but the City had misplaced his permit card after the permit was issued and he had continued with floor tile work without a permit because he believed it was not necessary. He said his crew did not work after 4 PM or on weekends because the manager of this condo did not allow it. Mr. Moore admitted that the electrical and mechanical work was not included on the permit he had pulled. He stated the building manager had insisted that he secure some unsecured wiring before continuing work at the unit. Mr. Moore said he

had already submitted a revision of the plans. He added that he had not hired the mechanical worker.

Inspector Masula referred to the photos and explained that a new air conditioner had been installed. Mr. More stated the owner had hired someone prior to him to install the air conditioner.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 9/27/16, or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

**Case: CE16050574**

2500 NE 48 LA # 509  
KEBE, STANLEY W  
GOLDFIELD, SUZANNE

This case was first heard on 6/28/16 to comply by 7/26/16. Violations were as noted in the agenda. The property was not in compliance and fines had accrued to \$5,500. The City was requesting amendment of the 6/28/16 order comply-by date from 7/26/16 to 8/23/15, removing the accrued fines.

Robert Masula, Building Inspector, recommended removing the fines and granting a 91-day extension.

**Motion** made by Mr. Mohnani, seconded by Mr. Madfis to abate all fines. In a voice vote, motion passed 7-0.

**Motion** made by Mr. Mohnani, seconded by Mr. Madfis, to grant a 91-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15031682**

1732 SW 2 ST  
DOWNING, JASON

This case was first heard on 6/28/16 to comply by 8/23/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the permit had been issued and recommended 189-day extension.

Jason Downing, owner, agreed.

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to grant a 189-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16030328**

625 NE 14 AVE  
MULTICREDITO INTERNATIONAL LLC

This case was first heard on 4/26/16 to comply by 7/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, said he was working with the owner's contractor and recommended a 63-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Smith, to grant a 63-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15082267**

1621 NW 2 AV  
BEAULY LLC

Certified mail addressed to the owner was accepted on 8/11/16.

Jose Abin, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION WORK PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. REMODELED KITCHEN BY INSTALLATION OF NEW KITCHEN AND BATHROOM CABINETS WITHOUT A PERMIT.
2. INSTALLED EXTERIOR DOORS WITHOUT A PERMIT.

FBC(2014) 105.3.1.4.18

1. FENCE AND GATE WAS INSTALLED WITHOUT A PERMIT.

FBC(2014) 105.3.1.4.4

THE PLUMBING SYSTEM OF THE FACILITY HAS BEEN ALTERED WITHOUT OBTAINING A PERMIT IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. KITCHEN AND BATHROOM PLUMBING.

FBC(2014) 105.3.1.4.5

ALTERING, REPAIRING, INSTALLATION OF ELECTRICAL COMPONENTS AND/OR MODIFYING THE ELECTRICAL SYSTEM AND ITS COMPONENTS WITHOUT OBTAINING THE REQUIRED PERMITS. NOT LIMITED TO:

1. EXTERIOR LIGHTING AND OUTLETS. KITCHEN/BATHROOM  
OUTLETS

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Ken Romain, construction manager, agreed to the extension. He said they were working on a repair plan.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/25/16, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 7-0.

**Case: CE15111102**

3221 SW 20 ST  
BEAULY LLC

This case was first heard on 6/28/16 to comply by 8/23/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the mechanical permit application had failed plan review in November 2015 and there had been no progress. He did not recommend an extension.

Ken Romain, construction manager, stated they had submitted permit applications the previous week.

**Motion** made by Mr. Mohnani, seconded by Mr. Booth, to grant a 63-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.



**Case: CE14071821**

1070 NW 25 AV  
LANDERS, MARIE H/E  
TAYLOR, MARTHA

This case was first heard on 1/27/15 to comply by 2/24/15 and 3/24/15, amended to 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported there had been no progress; the shed permit application had failed review in February and the window permit application had failed in June.

Kathleen Landers Gordon, the owner's daughter, said he was working on trying to pay for the permits. She said she had not been in communication with Inspector Oliva. Chair McGee advised her to call Inspector Oliva to explain her situation.

Ms. Gordon said she had been struggling taking care of her mother. Chair McGee informed Ms. Gordon that there were resources available to help her with the costs. Inspector Oliva stated it was not a money issue; the City was willing to drop the double after-the-fact permit fee. Ms. Gordon needed to pick up the drawings for corrections. He noted that Aruba Service had agreed to work on the permit application at no charge.

**Motion** made by Mr. Mohnani, seconded by Mr. Booth, to grant a 35-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Ms. Hinton opposed.

**Case: CE15040555**

810 NE 4 AV  
R W L 4 INC.

This case was first heard on 7/28/15 to comply by 8/25/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the electrical violation was in compliance. A contractor had pulled a permit to replace the wood door but the contractor had subsequently removed himself from the permit and the permit had expired. The fire inspector had recommended at the last hearing that no further extensions be granted after the last hearing for the change of use. That application had not been submitted.

Garo Gallo, tenant, explained that he had thought the contractor was "trying to swindle" him and had fired him. They had a scope of work and a new contractor and he was seeking funds to have the work done. Inspector Oliva said he had asked Mr. Gallo to

submit the permit application before this hearing but this had not happened. The Fire Marshall and the City wished the fine to be imposed.

Mr. Madfis suggested Mr. Gallo cease operations until the change of use was granted for safety reasons.

**Motion** made by Mr. Mohnani, seconded by Mr. Madfis, to grant a 35-day extension to 9/27/16, during which time no fines would accrue. In a roll call vote, motion passed 5-2 with Ms. Hinton and Chair McGee opposed.

The Board took a brief break.

**Case: CE15062080**

4881 NW 9 TER  
CHARLES, ANNEMISE

This case was first heard on 10/27/15 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Hector Ampuero, project manager, stated plans had been submitted and requested one month. Alejandro DelRio, Building Inspector, suggested 63 days.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to grant a 63-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15121156**

1115 NE 6 AV  
JONES, GLORIA M

This case was first heard on 4/26/16 to comply by 8/23/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported four permits had been closed and two were pending final inspections but the owner still needed a mechanical permit for the air conditioner. He recommended a 91-day extension.

Gloria Jones, owner, said her mother had passed away recently and she was in financial straits. She requested 91 days.

**Motion** made by Ms. Hinton, seconded by Mr. Smith, to grant a 91-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16070135**

4040 GALT OCEAN DR # 1105  
TALERICO, FRANK

Certified mail addressed to the owner was accepted on 8/11/16.

Jose Abin, Building Inspector, testified to the following violations:  
FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

FBC(2014) 111.1.1

THE USE AND THE OCCUPANCY OF THIS DWELLING HAS  
BEEN CHANGED FROM THE ORIGINALLY PERMITTED  
OCCUPANCY CLASSIFICATION OF RESIDENTIAL  
CONDOMINIUM UNITS TO THAT OF A BUSINESS WITHOUT  
OBTAINING THE REQUIRED PERMITS AND THE CERTIFICATE  
OF OCCUPANCY FROM THE BUILDING DEPARTMENT.  
THE CONDOMINIUM UNITS ARE BEING RENTED FOR SOCIAL  
EVENTS AND GATHERINGS. CHANGE TO BUSINESS USES  
ALLOWS OCCUPANCY OF UP TO 49 OCCUPANTS AS  
REGULATED BY THE GUIDELINES OF FLORIDA BUILDING  
CODE WHICHEVER IS LESS. OCCUPANCY OF 50 OR MORE  
REQUIRES CHANGE OF USE TO THAT OF ASSEMBLY AS  
REGULATED BY THE GUIDELINES OF FLORIDA BUILDING  
CODE WHICHEVER IS LESS.

Inspector Abin presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$500 per day, per violation.

Francesco Talerico, owner, said this was a hotel/condo. He said currently, the condos were only for residential use; they were no longer rented for events as they had been in the past. He stated when he purchased the unit it had already been combined into one space. He said he had filed a permit application in the past for a retractable fire wall.

Chair McGee recalled that many years ago there had been a 5-alarm fire at this hotel. He asked Mr. Talerico what the intent had been when the units were combined and Mr. Talerico stated the units were already combined when he purchased it. He added that the work had been permitted when it was done. After Hurricane Wilma in 2005, they had reconstructed the space.

George Oliva, Chief Building inspector, recalled that a code case had been opened in 2007 for the work without permits. Permits had been opened but expired and never closed out. He added that the partition must be fire-rated if it was used for tenant separation. The change of use had been changed from residential to assembly as well. If the space was used by anyone for assembly, the space must have fire sprinklers and a means of egress. There was also a requirement for a Certificate of Occupancy and unity of title for combining the units.

Mr. Talerico wished to comply but felt he needed 63 days.

Ms. Hasan stated the owner had manipulated the system by doing the work illegally, allowing the permits to expire and then holding commercial events in the space. She said the events had taken place as recently as Memorial Day weekend. This was why the City was requesting a high fine.

**Motion** made by Mr. Madfis, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/25/16, or a fine of \$500 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

**Case: CE16032303**

2635 E OAKLAND PARK BLVD  
SERABIAN, CHARLES B

This case was first heard on 7/26/16 to comply by 8/23/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the master permit and mechanical permit applications had been submitted and recommended a 63-day extension.

Charles Serabian, the owner's son, agreed.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to grant a 63-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15101733**

1216 CHATEAU PARK DR  
S R SINGH ENTERPRISES LLC

This case was first heard on 3/22/16 to comply by 6/28/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been no progress.

Mark Seramur, realtor, stated the owner had suffered a medical issue last month. Mr. Seramur had hired a general contractor and an engineer and had tried unsuccessfully to contact Inspector Abin. He hoped to meet with him next week to discuss what needed to be done.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 35-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Mr. Mohnani opposed.

**Case: CE15010467**  
1951 NE 51 ST  
RODELU LLC

This case was first heard on 4/26/16 to comply by 5/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been some progress and recommended a 63-day extension.

Bibiana Sarmiento, property manager, agreed.

**Motion** made by Ms. Hinton, seconded by Mr. Madfis, to grant a 91-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14100834**  
3601 SW 2 ST  
GRAHAM, VINCENT M & JACQUELINE

This case was first heard on 1/26/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported the master permit had been issued and recommended a 189-day extension.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to grant a 189-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE16051233**  
2900 BANYAN ST  
LEISURE BEACH SOUTH INC.

This case was first heard on 7/26/16 to comply by 8/23/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the designer was working on drawings and recommended a 63-day extension.

Eric Martinez contractor, agreed.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to grant a 63-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE15082281**

2400 E OAKLAND PARK BLVD  
SP4 INVESTMENTS LLC

This case was first heard on 1/26/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, said the plans had not been picked up since 6/28 for corrections.

Eric Martinez, contractor, said some of the revisions required change orders that the owner must approve. The tenant who caused the violations had decided not to pay for the repairs and was vacating. Revisions were therefore required to the plans. The owner would bring the building back to its original condition.

**Motion** made by Ms. Hinton, seconded by Mr. Smith, to grant a 91-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 7-0.

**Case: CE14081054**

1834 LAUD MANORS DR  
WSC BRICKELL LLC

This case was first heard on 2/24/15 to comply by 4/28/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported there had been progress but the owner still needed to void the master permit and pull stand-alone permits. There had also been no progress with the mechanical permit and it was now void. He did not recommend another extension.

Arthur Bartholomew, manager, said they had intended to make the garage conversion legal but this had proved impossible so they had converted it back to a carport. The only remaining violation was for the air conditioner that had been installed without a permit. They were obtaining a release for the master permit and they would apply for a stand-alone permit for the air conditioner.

Chair McGee noted that there had been many extensions granted already and said at some point, someone should have spoken with Inspector Abin regarding exactly what needed to be done.

**Motion** made by Mr. Mohnani, seconded by Mr. Booth, to grant a 35-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-1 with Chair McGee opposed

The Board took a break and Mr. Madfis left the meeting.

**Case: CE16011101**  
1701 NE 9 ST  
CLARK, CLIFFORD T

This case was first heard on 5/26/16 to comply by 8/23/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, reported that when he visited the property on 8/17, the doors were still in place and the building was configured as a duplex, not a four-plex. There had been no progress with the illegal garage conversion. He recommended a 35-day extension.

Eric Martinez, general contractor, explained that the owner was about to have a hernia operation, after which he would come to Florida and deal with this situation. Mr. Martinez requested a 91-day extension for the owner to represent himself before the Board. He stated the owner understood the severity of the violations but felt there could be a way to permit the garage enclosure in a more cost-effective way than Mr. Martinez proposed.

**Motion** made by Mr. Mohnani, seconded by Ms. Hinton, to grant a 91-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14031317**  
3354 NE 34 ST  
INDUCTOWELD TUBE CORP  
C/O FRANK RELLA

Service was via posting at the property on 8/17/16 and at City Hall on 8/10/16.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2010) 105.1

INTERIOR BUILD OUT THAT INCLUDES BUT IS NOT  
LIMITED TO:

1. FRAMING AND DRYWALL IS BEING DONE WITHOUT THE  
REQUIRED PERMITS OR INSPECTIONS.

FBC(2010) 105.4.5

INTERIOR BUILD OUT WITH ELECTRICAL WORK BEING DONE  
WITHOUT THE REQUIRED PERMITS OR INSPECTIONS.

FBC(2010) 110.9

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL  
REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND  
PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE  
AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY  
CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE  
IS FULLY COMPLIED AND CLOSED.

Inspector Masula presented photos of the property and the case file into evidence. He explained that only the electrical violation regarding the electrical panel remained. He recommended ordering compliance within 35 days or a fine of \$50 per day.

Steve Balinski, property manager, said a tenant had done work in the unit but had removed it after the contractor spoke with Inspector Masula. Months later, Inspector Masula had alerted them that there was additional work from a previous tenant that had never been permitted and they had hired an electrician to pull a permit and remove the unpermitted electrical work. Then Inspector Masula had reinspected and said he thought the sinks had been installed since the permit had been pulled. Inspector Masula agreed to check his photos and City records to determine if the sinks had ever been permitted. A year later, Inspector Masula had sent another notice.

Mr. Balinski informed Mr. Mohnani that they had pulled a permit for the electrical work and it had been closed. Inspector Masula stated the tenant had never followed through with permits for the build-out and the permits had been voided out. He thought one of those applications included the electrical panel. Three months after applying for the permits, he had asked the tenant to address the electrical that existed but he had not properly documented the details of the electrical panel and the contractor had pulled a permit to "repair existing electric to pass inspection." Inspector Masula had noted in the computer that the panel had never been properly permitted. He anticipated another tenant would move in and pull permits for a new build-out, which would include the electrical panel. In two years, that had not happened.

Mr. Booth asked Inspector Masula when he first alerted the owner that the electrical panel had never been permitted and inspector Masula stated he believed it was close to one year ago. Mr. Balinski stated today was the first he had heard of the unpermitted electrical panel. He said the electrical work done by a previous tenant had been removed with a permit and the electrical inspector and signed off on the permit.



Inspector Masula said the panel should have been included in the permit but it had been omitted. He stated he had spoken with the electrical contractor in June 2015 about the panel's omission from the permit application. Inspector Masula had confirmed in City records that the panel was not on the application.

Chair McGee felt the facts were contradictory but ultimately, no permit had ever been pulled for the panel and they should give the owner as much time as possible.

Ms. Hasan referred to the permit application and noted that nothing had indicated that the panel would be worked on. The permit application only mentioned "repair existing electric to pass inspection." This was a new panel that had never been permitted. Inspector Masula confirmed that this panel had never been permitted.

Mr. Booth asked if the owner had been cited specifically for the electrical panel that had not been permitted. Ms. Hasan read from the citation, which stated, "Interior build-out with electrical work being done without the required permits or inspections."

Chair McGee suggested the City withdraw the case and re-cite the owner. Mr. Mohnani was frustrated that the Board would not vote to find in favor of the respondent instead but Mr. Jolly pointed out that if the City withdrew the case, the Board could not vote on it.

Ms. Hasan withdrew the case.

**Case: CE16040790**

1891 SW 29 AVE

UNITED PROPERTIES OF S FL LLC

Certified mail addressed to the owner was accepted on 8/11/16.

Jose Abin, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND  
CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT  
OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN  
THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. INTERIOR RENOVATIONS.

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL  
PERMIT AND INSPECTIONS:

1. INSTALLED A SPLIT SYSTEM MECHANICAL AIR  
CONDITIONING SYSTEM.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED

**AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING PROCESS.**

Inspector Abin presented photos of the property and the case file into evidence. He stated the respondent had been present earlier and Inspector Abin had indicated he would recommend ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/25/16, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE13101874**

650 TENNIS CLUB DR # 109  
US QUALITY HOMES LLC

Service was via posting at the property on 8/8/16 and at City Hall on 8/10/16.

George Oliva, Chief Building Inspector, testified to the following violations:  
FBC(2010) 105.1

THIS BUILDING HAS BEEN ALTERED AND CONSTRUCTION  
WORK PERFORMED WITHOUT OBTAINING THE REQUIRED  
PERMITS AND INSPECTIONS:

1. A NEW CENTRAL A/C HAS BEEN INSTALLED IN THE  
DWELLING.
2. ELECTRICAL AND PLUMBING RESTORATIONS IN  
PROGRESS.
3. NEW CABINETS AND FIXTURES HAVE BEEN INSTALLED  
INSIDE THE KITCHEN AND BATHROOM AREA WITH NEW  
DRYWALL BEING INSTALLED.
4. TENANT'S WALL SEPARATIONS OR FIRE PARTITIONS  
AND THE HORIZONTAL ASSEMBLY WERE COMPROMISED AND  
PENETRATED BY PIPES. THEY MUST BE SEALED WITH AN  
APPROVED SEALANT.
5. THERE ARE OPENINGS THAT WERE CUT AND CLOSED ON  
THE RATED WALLS. THESE OPENINGS MUST BE CLOSED BY  
PRESCRIBED DESIGN AND THEY MUST BE INSPECTED.

FBC(2010) 110.9

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

Inspector Oliva presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$100 per day, per violation.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/25/16, or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE16040999**  
907 NW 12 TER  
HASAN, ABEER

Service was via posting at the property on 8/8/16 and at City Hall on 8/10/16.

Jose Abin, Building Inspector, testified to the following violations:  
FBC(2014) 105.3.1.4.5

THE FOLLOWING DESCRIBED WORK REQUIRES AN  
ELECTRICAL PERMIT AND INSPECTIONS:

AFTER COMPLETING, PASSING FINAL INSPECTIONS AND  
HAVING ELECTRICAL PERMIT 14101175 CLOSED OUT:

1. THE WORK WAS VANDALIZED AND DAMAGED BY A TENANT  
RIGGING THE WIRES IN ORDER TO AVOID PAYING FOR  
ELECTRIC.
2. THE BUILDING IS UNSAFE FOR OCCUPANCY AND OWNER  
MUST APPLY FOR A NEW ELECTRICAL PERMIT TO REPAIR  
THE DAMAGED ELECTRICAL SYSTEM.
3. THE MODIFICATIONS TO THE ELECTRICAL SYSTEM WERE  
DONE WITHOUT OBTAINING THE REQUIRED PERMIT AND IT  
PRESENTS A LIFE SAFETY AND FIRE HAZARD.

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.

Inspector Abin presented photos of the property and the case file into evidence. He explained that the owner had electrical work done under a permit. A squatter, who had no electrician's license, had taken over one of the units and called Code Enforcement to report the owner was having additional electrical work done without a permit. Inspector Abin had determined that the squatter had done this in retaliation for a dispute he was having with the owner. This person had been arrested. Inspector Abin recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Abeer Hasan, owner, said she had called Inspector Abin, FPL and the Police and asked the City to send Inspector Masula to the property. Ms. Hasan stated she had not hired the squatter to do any electrical work at the property. Inspector Abin stated the squatter had called the City, not Ms. Hasan and he had called Inspector Masula. Ms. Hasan had hired the squatter to do floor work and electrical work. She had told Inspector Abin that she had an arrangement with the squatter to allow him to stay in one of the units while he did electrical and flooring. After he moved in, he had taken over the building, jumping power from the pole and modifying the panel to provide power to the second unit, where there was another squatter. Inspector Abin said the City wanted Ms. Hasan pull a permit and hire a licensed electrician.

Chair McGee asked Ms. Hasan if work had been done without a permit and she agreed it had. She said she did not want to do anything that she did not need to do. Ms. Hasan stated she had called an electrician and he had informed her that there was nothing for him to do. Chair McGee said the photos showed this was not true. Ms. Hasan stated she had a master permit that was still open and she was leaving the country in 18 days for seven months. Chair McGee advised Ms. Hasan to speak with Inspector Abin about what must be done to comply. Ms. Hasan insisted she could not do anything now because she was leaving the country. Inspector Abin stated, "This is a one-day permit; this is something she can go there tomorrow and have a permit the following day."

**Motion** made by Ms. Hinton, seconded by Mr. Booth, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/25/16, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

**Case: CE16070025**

401 RIVIERA ISLE 503  
BROOKS, CHRISTOPHER

Service was via posting at the property on 8/15/16 and at City Hall on 8/10/16.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH  
INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS, DEMOLITION AND REMODELING WITHOUT  
THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH  
INCLUDES BUT IS NOT LIMITED TO:

1. PLUMBING ALTERATION MADE WITHOUT THE REQUIRED  
PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ELECTRICAL ALTERATIONS MADE INCLUDING AN ELECTRICAL PANEL REPLACED WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.11

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. MECHANICAL ALTERATIONS MADE WITHOUT THE REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula stated this case was begun pursuant to a complaint and he had posted a Stop Work Order on the property on 7/13/16. He presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$500 per day, per violation.

Isaak Behar, contractor, admitted they had begun work prior to pulling a permit. David Behar, contractor, said they had begun demolishing the floors, which he believed did not require a permit. Isaak Behar said they had discovered additional work needed to be done and had applied for those permits. Inspector Masula stated they had submitted an application with a more complete scope of work, "hopefully followed-up with drawings prepared by a design professional."

**Motion** made by Ms. Hinton, seconded by Mr. Smith, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 9/27/16, or a fine of \$250 per day, per violation would begin to accrue and to record the order. In a roll call vote, motion passed 4-2 with Mr. Mohnani and Mr. Cooper opposed.

**Case: CE15110196**

1701 NW 14 CT  
2771 LLC

This case was first heard on 3/22/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported the permit application had been rejected because the fence was actually installed on the neighbor's property. The fence needed to be removed and reinstalled. The owner intended to remove the fence to comply and submit a new application for the fence with a new survey. Inspector Oliva recommended a 35-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Smith, to grant a 35-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15102378**

680 TENNIS CLUB DR # 301  
LOPEZ, DENNIS R  
LOPEZ, DENNIS A

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported three permit applications out of five had been submitted, expired and renewed but not paid for yet. The owner still needed two more permits. He recommended a 35-day extension.

Dennis Lopez, owner, said the permit applications had been submitted and his contractor was working on the other two applications. He agreed to the 35-day extension.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to grant a 35-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15030470**

201 NE 16 AV  
HINDS, KEVIN &  
LAYNE, PAUL J

This case was first heard on 10/27/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no progress.

Kevin Hinds, owner, said his architect had been to the City three times and had tried unsuccessfully to meet with Inspector Masula. He said the drawings were ready to be submitted and requested 30 days.

**Motion** made by Ms. Hinton, seconded by Mr. Mohnani, to grant a 63-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

Mr. Mohnani wished to discuss Mr. Coppola's case. He noted that Mr. Coppola's permits had passed all plan reviews but the Board had found him in violation for not having a permit. Chair McGee reminded Mr. Mohnani that the plans did not accurately reflect the work. Mr. Mohnani stated, "I don't know what it takes to find when the City didn't prove its case."

**Case: CE15011328**

6171 NW 34 TER

PRISCIANTELLI, MICHAEL T

This case was first heard on 5/26/16 to comply by 8/23/16. Violations were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the demolition permit application had failed plan review in June and recommended a 35-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Smith, to grant a 35-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14080903**

320 DELAWARE AVE

KOHUTH, RUSSELL THOMAS EST

% LLOYD H FALK

NEW OWNER: 320 DELAWARE AVENUE INC.

This case was first heard on 1/27/15 to comply by 3/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

George Oliva, Chief Building Inspector, reported all permits had been issued and recommended a 91-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 91-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15040769**

409 N VICTORIA PARK RD  
STEWART, SCOTT  
HABAYEB, ZIAD

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress; the application had been ready for pickup for corrections since July 13. He recommended a 35-day extension.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to grant a 35-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15050401**

1820 NE 17 WAY  
FLORIDA CONFERENCE ASSN OF  
SEVENTH DAY ADVENTISTS

This case was first heard on 4/26/16 to comply by 6/28/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported there had not been much progress; corrections were needed on the application. He recommended a 35-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 35-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15051950**

6520 NE 21 AV  
PETERS, WILLIAM A  
DAVIDSON, WARREN

This case was first heard on 9/22/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permit had been issued in February but no inspections had been scheduled. He recommended a 35-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Booth, to grant a 35-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.



**Case: CE15071410**

2427 NE 8 ST  
JAMES, GORDON D & JUSTINE

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported there had been no progress; no permit applications had been submitted. He recommended a 35-day extension.

**Motion** made by Mr. Cooper, seconded by Ms. Hinton, to grant a 35-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15121013**

1633 SW 9 AV  
BERRY, TIMOTHY  
FOSTER, ANDREW L

This case was first heard on 5/26/16 to comply by 7/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the pool heater and camera permit applications needed corrections and recommended a 63-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 63-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15122078**

2360 NW 20 ST  
REYNOLDS, JOENATHAN C

This case was first heard on 4/26/16 to comply by 6/28/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permit had failed electrical review and recommended a 63-day extension.

**Motion** made by Mr. Cooper, seconded by Mr. Booth, to grant a 63-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15122079**

2374 NW 20 ST  
REYNOLDS, JOENATHAN C

This case was first heard on 4/26/16 to comply by 6/28/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permit application was in review and recommended a 63-day extension.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to grant a 63-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16010716**

1934 E SUNRISE BLVD  
1930 SUNRISE INTEREST INC.

This case was first heard on 5/26/16 to comply by 7/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported no permit applications had been submitted and recommended a 35-day extension.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to grant a 35-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16021212**

712 SW 15 AVE  
RIVERSIDE FLATS LLC

This case was first heard on 6/28/16 to comply by 8/23/16. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported the permit application required corrections and recommended a 35-day extension.

**Motion** made by Ms. Hinton, seconded by Mr. Smith, to grant a 35-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16030692**  
3473 RIVERLAND RD  
CORMBD LLC

This case was first heard on 6/28/16 to comply by 8/23/16. Violations were as noted in the agenda. The property was not in compliance.

Alejandro DelRio, Building Inspector, reported there had been on progress and recommended a 35-day extension.

**Motion** made by Mr. Cooper, seconded by Mr. Booth, to grant a 35-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE13051997**  
1515 NW 7 AVE  
FOUNDATION TRUST  
NEW OWNERS: YUTHASUNTHORN, CHANCE  
YUTHASUNTHORN, SIRULUK

This case was first heard on 8/25/15 to comply by 9/22/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the electrical permit had been issued in May but the owner had never applied for permits for the bathroom remodeling. He did not recommend another extension. George Oliva, Building inspector, confirmed that this was the group home property and the violations remained. The new owner must take care of the violations. He recommended an extension to allow Inspector Abin time to meet with the new owners.

**Motion** made by Ms. Hinton, seconded by Mr. Booth, to grant a 35-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14050728**  
2840 NE 25 ST  
CLEMENTE, DANIELA VALENTI

This case was first heard on 11/24/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$6,800.

Mario Carrasquel, Building Inspector, reported the permit had been issued and recommended a 189-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 189-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Motion** made by Mr. Mohnani, seconded by Mr. Booth to abate all fines. In a voice vote, motion passed unanimously.

**Case: CE14071684**  
1608 SW 10 CT  
SOFREI LLC

This case was first heard on 1/27/15 to comply by 3/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$1,350.

Mario Carrasquel, Building Inspector, reported permits had been issued and recommended a 189-day extension.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to grant a 189-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to abate all fines. In a voice vote, motion passed 6-0.

**Case: CE15010862**  
2679 MARATHON LN  
DA ROSA, JOSE SIMOES

This case was first heard on 9/22/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported all permits had been issued and recommended a 189-day fine.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to grant a 189-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

The Board took a brief break.

**Case: CE15031679**  
1501 NW 19 AVE  
GRANT FLA LLC

This case was first heard on 8/25/15 to comply by 11/24/15. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the window permit had been closed and the mechanical permit had failed plan review in May and had not been resubmitted. He did not recommend any extension.

**Motion** made by Mr. Mohnani, seconded by Ms. Hinton, to grant a 35-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 4-2 with Mr. Smith and Mr. Booth opposed.

**Case: CE15051829**

1804 NW 16 CT  
TUCHOW, TYLER

This case was first heard on 1/26/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, said the master permit application had failed electrical, zoning, mechanical and plumbing reviews and recommended a 35-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper to grant a 35-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15070098**

5200 NW 31 AVE  
VILLAS AT LAKEVIEW CONDO ASSN INC.

This case was first heard on 2/23/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the permit application had failed plan review on 6/22/16 the fence and shed violations had been removed. He recommended a 35-day extension.

**Motion** made by Mr. Cooper, seconded by Mr. Booth, to grant a 35-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15070923**

216 ROSE DR  
CECERE, LEONARD & MARY M

This case was first heard on 10/27/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported there had been no progress and he did not recommend any extension.

The Board took no action

**Case: CE15082061**  
86 ISLE OF VENICE  
SANTIAGO'S HOUSE LLC

This case was first heard on 2/23/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the window and deck permits had been closed and the owner still needed a plumbing permit. He recommended a 35-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 35-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15101181**  
408 NE 8 AV  
EWING, RANDALL JR

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the permit application had failed zoning and building review and had been awaiting corrections since July 29. He recommended a 63-day extension.

**Motion** made by Mr. Cooper, seconded by Mr. Booth, to grant a 63-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15101560**  
3121 SW 20 CT  
BARNETTE, KYLE W

This case was first heard on 3/22/16 to comply by 6/28/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the permit had failed plan review on 7/22 and the owner needed to apply for a plumbing permit. He recommended a 63-day extension.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to grant a 63-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15111767**

2801 NE 38 ST  
DEZONIA, SHERRY K  
SHERRY K DEZONIA 2

This case was first heard on 3/22/16 to comply by 6/28/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the awning permit had been issued on 8/16 and recommended a 189-day extension.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to grant a 189-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15120733**

1017 E LAS OLAS BLVD  
PRESTONS HOLDING LAND TR  
ULMER, JAMES I TRUSTEE

This case was first heard on 5/26/16 to comply by 7/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported the permit had been issued and recommended a 189-day extension

**Motion** made by Mr. Cooper, seconded by Mr. Booth, to grant a 189-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16012048**

2201 N OCEAN BLVD  
HOTEL MOTEL INC.

This case was first heard on 5/26/16 to comply by 7/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$4,400. The City was requesting the 5/26/16 order comply-by date be amended from 7/26/16 to 8/23/16, removing the accrued fines.

Mario Carrasquel, Building Inspector, reported permits for the railings had been issued and a permit for the water heater was pending. He and recommended a 63-day extension.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to amend the 5/26/16 order comply-by date from 7/26/16 to 8/23/16, removing the accrued fines and to grant a 63-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16021843**

1420 NE 15 AV

BORRAS, ALEXANDRA L

This case was first heard on 6/28/16 to comply by 8/23/16. Violations were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported there had been no progress and recommended a 63-day extension.

**Motion** made by Mr. Cooper, seconded by Mr. Booth, to grant a 63-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16040447**

900 SW 24 AVE

DACA MANAGEMENT LLC

This case was first heard on 6/28/16 to comply by 8/23/16. Violations were as noted in the agenda. The property was not in compliance.

Mario Carrasquel, Building Inspector, reported that five permits had been issued and one was pending approval. He and recommended a 189-day extension.

**Motion** made by Mr. Cooper, seconded by Mr. Booth, to grant a 189-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15101589**

3200 NE 36 ST # 411

BAUCO, DOMENICO

BAUCO, MARISA

This case was first heard on 2/23/16 to comply by 3/22/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the plans were out for corrections and recommended a 63-day extension.



**Motion** made by Mr. Booth, seconded by Ms. Hinton, to grant a 63-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15101783**

1180 SEABREEZE BLVD  
SOUTHEAST HOSPITALITY CORP

This case was first heard on 11/24/15 to comply by 1/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the permit was active and recommended a 91-day extension.

**Motion** made by Mr. Cooper, seconded by Mr. Booth, to grant a 91-day extension to 11/22/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15102509**

2500 E COMMERCIAL BLVD  
ALTO PROPERTY MANAGEMENT LLC

This case was first heard on 1/26/16 to comply by 2/23/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit application was pending review and recommended a 63-day extension.

**Motion** made by Mr. Cooper, seconded by Ms. Hinton, to grant a 63-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15120488**

5501 NE 25 AVE  
ATLANTIC LOFT LLC

This case was first heard on 7/26/16 to comply by 8/23/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported there had been no permit activity.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to grant a 35-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15120539**

3020 SEVILLE ST  
3020 SEVILLE PROPERTIES LLC

This case was first heard on 2/23/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance and fines had accrued to \$11,200.

Robert Masula, Building Inspector, reported the applications had been picked up for corrections on August 17.

**Motion** made by Mr. Mohnani, seconded by Mr. Booth, to grant a 35-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE15120540**

3024 SEVILLE ST  
3020 SEVILLE PROPERTIES LLC

This case was first heard on 2/23/16 to comply by 4/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the plans had been picked up for corrections on August 17.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 35-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16011959**

2941 E LAS OLAS BLVD  
ILENE RICHMOND LIV TR  
LORRAINE VREELAND REV LIV TR

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the application was pending pickup for corrections.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to grant a 35-day extension to 9/27/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16020922**

2181 NE 67 ST # 611  
RABAH, INNA BILOUS  
RABAH, MAHIR

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported all permits had been issued and recommended a 189-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 189-day extension to 2/28/17, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE14110272**

1311 SEMINOLE DR  
DANIELSSON, LEIF

This case was first heard on 3/24/16 to comply by 5/26/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the plans for the Tiki hut had failed zoning on August 10 because it was encroaching on side and rear setbacks. The owner had indicated in December 2015 that he would apply for a variance but he never had. Inspector Masula felt a Seminole contractor had taken advantage of the owner and the Tiki hut would never be properly permitted.

Chair McGee noted that the Tiki hut would never pass and never be granted a variance because of its size. Inspector Masula said the revised plans cut the overhang a bit but the supporting posts were still encroaching.

Mr. Booth asked if there had been any communication between the City and the owner since the last plans submission was rejected. Inspector Masula stated plan review provided the owner with comments when the plans failed review.

**Motion** made by Mr. Mohnani, seconded by Mr. Booth, to grant a 35-day extension to 9/27/16, during which time no fines would accrue. In a roll call vote, motion failed 2-4 with Ms. Hinton, Mr. Cooper, Mr. Smith and Chair McGee opposed.

**Case: CE16021361**

5321 NE 24 TER # 107A  
NICOLAZZO, ELIZABETH & DOMINGO

This case was first heard on 3/22/16 to comply by 5/24/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit had failed electrical review and a new electrical application had been submitted on August 5. He recommended a 63-day extension.

**Motion** made by Mr. Cooper, seconded by Mr. Booth, to grant a 63-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16030173**

2744 E COMMERCIAL BLVD  
WILSHIRE REALTY LLC

This case was first heard on 6/28/16 to comply by 8/23/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported the master permit application was pending review and recommended 63-day extension.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to grant a 63-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16050534**

2900 NE 30 ST  
LAUDERDALE TOWER CONDO ASSN INC.

This case was first heard on 6/28/16 to comply by 7/26/16. Violations were as noted in the agenda. The property was not in compliance and fines had accrued to \$6,300. The City was requesting amendment of the 6/28/16 order comply-by date from 7/26/16 to 8/23/16, removing the accrued fines.

Robert Masula, Building Inspector, reported the owner was working toward compliance and recommended a 35-day extension.

**Motion** made by Mr. Cooper, seconded by Ms. Hinton, to grant a 35-day extension to 9/27/16, during which time no fines would accrue and to amend the 6/26/16 order comply-by date from 7/26/16 to 8/23/16, removing the accrued fines. In a voice vote, motion passed 6-0.

**Case: CE16062313**

369 SUNSET DR  
QUINTERO FAMILY PARTNERSHIP LTD

This case was first heard on 7/26/16 to comply by 8/23/16. Violations were as noted in the agenda. The property was not in compliance.

Robert Masula, Building Inspector, reported permit applications were in plan review and recommended a 63-day extension.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to grant a 63-day extension to 10/25/16, during which time no fines would accrue. In a voice vote, motion passed 6-0.

**Case: CE16031396**

2829 NE 30 ST # 205  
VAHER, ENNO & CARMEN

Service was via posting at the property on 8/17/16 and at City Hall on 8/10/16.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS OF THE KITCHEN AND BATHROOM BEING REMODELED WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula stated the case was begun pursuant to a complaint that was investigated by Senior Code Compliance Officer Adam Feldman. Inspector Masula stated the owner had allowed Officer Feldman entry into the unit, where he noticed that not only a sink but also countertops, fixtures and kitchen cabinets had been replaced. In the bathroom, the fixtures had been removed and the vanity, background, back board and drywall were new. Inspector Masula stated Officer Feldman had not taken photos of the work but Inspector Masula had sent an inspection report to the owner. Officer Feldman was not available to provide testimony. Inspector Masula recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Mr. Booth asked if the owner had admitted the work had been done. Inspector Masula said the owner had admitted it to Officer Feldman during his site visit. He remarked that Officer Feldman was an experienced inspector and he trusted his opinion that the work was done. He agreed to withdraw the case until Officer Feldman could be present to testify.

The City withdrew the case.

**Case: CE16070628**  
2701 N OCEAN BLVD  
EMBASSY TOWER INC.

Personal service was made to the manager on 8/17/16.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS PROPERTY/CONDO HAS BEEN ALTERED WHICH  
INCLUDES BUT IS NOT LIMITED TO:  
1. ALTERATIONS MADE SUCH AS FRAMING AND DRYWALL  
WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.11

THIS PROPERTY/CONDO HAS BEEN ALTERED WHICH  
INCLUDES BUT IS NOT LIMITED TO:  
1. MECHANICAL ALTERATIONS MADE WITHOUT THE  
REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY/CONDO HAS BEEN ALTERED WHICH  
INCLUDES BUT IS NOT LIMITED TO:  
1. PLUMBING ALTERATION MADE WITHOUT THE REQUIRED  
PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY/CONDO HAS BEEN ALTERED WHICH  
INCLUDES BUT IS NOT LIMITED TO:  
1. ELECTRICAL ALTERATIONS MADE WITHOUT THE  
REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK  
BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND  
POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES  
AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN  
ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS  
EACH VIOLATION AND THE PROPER METHOD TO WHICH THE  
VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT AT A MINIMUM WILL APPLY AND BASED ON THE CIRCUMSTANCES AND SEVERITY OF THE VIOLATIONS AND CITY RESOURCES INVOLVED THIS CASE MAY BE SUBJECT TO FOUR TIMES THE FEE UNDER SECTION 9-47. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula said the case was begun pursuant to a complaint from the Fire Department. He presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 9/27/16, or a fine of \$100 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE15120478**

209 N FTL BEACH BLVD  
SEASONS CONDO ASSN OF FT LAUD INC.

Service was via posting at the property on 8/16/16 and at City Hall on 8/10/16.

Robert Masula, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS PROPERTY HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:  
1. THE REMOVAL AND REPLACEMENT OF A 25 TON A/C UNIT ON THE TOP FLOOR OF THIS CONDOMINIUM BUILDING WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT MAY APPLY. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Booth, seconded by Mr. Cooper, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 9/27/16, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE16071233**

1920 S OCEAN DR # 501  
BOURKE, DONALD

Service was via posting at the property on 8/15/16 and at City Hall on 8/10/16.

Robert Masula, Building Inspector, testified to the following violations:

FBC(2014) 105.1

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. ALTERATIONS MADE SUCH AS FRAMING, DRYWALL AND CHIPPING HOLES THROUGH A SOLID CONCRETE BEAM AND EXPOSING REBAR WITHOUT THE REQUIRED PERMITS AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.11

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. MECHANICAL ALTERATIONS MADE WITHOUT THE REQUIRED MECHANICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.4

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. PLUMBING ALTERATION MADE INCLUDING INSTALLING A TANKLESS WATER HEATER WITHOUT THE REQUIRED PLUMBING PERMIT AND/OR INSPECTIONS.

FBC(2014) 105.3.1.4.5

THIS PROPERTY/CONDO UNIT HAS BEEN ALTERED WHICH INCLUDES BUT IS NOT LIMITED TO:

1. EXTENSIVE ELECTRICAL ALTERATIONS MADE WITHOUT THE REQUIRED ELECTRICAL PERMIT AND/OR INSPECTIONS.

FBC(2014) 107.1.1

BECAUSE OF THE COMPLEXITY OF THE UNPERMITTED WORK BEING DONE, SEVERITY, LIFE SAFETY ISSUES AND POTENTIAL LIABILITY TO THE SURROUNDING PROPERTIES AND COMMUNITY PROFESSIONAL DRAWINGS PREPARED BY AN



ARCHITECT OR ENGINEER WILL BE REQUIRED TO ADDRESS EACH VIOLATION AND THE PROPER METHOD TO WHICH THE VIOLATIONS ARE TO BE CORRECTED.

FBC(2014) 110.6

THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN ALL REQUIRED PERMITS, PASS THE A.T.F. PLAN REVIEW AND PAY DOUBLE PERMIT FEES THAT AT A MINIMUM WILL APPLY AND BASED ON THE CIRCUMSTANCES AND SEVERITY OF THE VIOLATIONS AND CITY RESOURCES INVOLVED THIS CASE MAY BE SUBJECT TO FOUR TIMES THE FEE UNDER SECTION 9-47. SCHEDULE AND PASS ALL REQUIRED INSPECTIONS AND PROPERLY CLOSE ALL REQUIRED PERMITS BEFORE THIS CODE CASE IS FULLY COMPLIED AND CLOSED.

Inspector Masula stated the case was begun pursuant to a complaint. He presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$200 per day, per violation.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 35 days, by 9/27/16, or a fine of \$200 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE16050861**

2780 NW 24 CT  
2771 LLC

Certified mail addressed to the owner was accepted on 8/10/16.

Mario Carrasquel, Building Inspector, testified to the following violations:  
FBC(2014) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED WITHOUT OBTAINING THE REQUIRED PERMITS AND INSPECTIONS IN THE FOLLOWING MANNER, BUT NOT LIMITED TO:

1. FRONT ENTRANCE DOOR REPLACED

FBC(2014) 105.3.1.4.11

THE FOLLOWING DESCRIBED WORK REQUIRES A MECHANICAL PERMIT AND INSPECTIONS:

1. CENTRAL A/C REPLACED AND RELOCATED

**FBC(2014) 110.6**

**THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED  
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS  
APPROVAL FROM THE BUILDING DEPARTMENT THROUGHOUT  
THE PERMITTING AND INSPECTION PROCESS.**

Inspector Carrasquel presented photos of the property and the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

**Motion** made by Mr. Smith, seconded by Ms. Hinton, to find for the City that the violations existed as alleged and to order the property owner to come into compliance within 63 days, by 10/25/16, or a fine of \$50 per day, per violation would begin to accrue and to record the order. In a voice vote, motion passed 6-0.

**Case: CE15070101**

1649 NW 13 ST  
NOW HOME BUYERS LLC  
NEW OWNERS: YAKUT PROPERTIES LLC

This case was first heard on 10/27/15 to comply by 11/24/15. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$16,200 fine, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, reported there had been no progress and recommended imposition of the fines.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to find that the violations were not complied by the ordered date, and to impose the \$16,200 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

**Case: CE15070738**

1301 NE 2 AV  
SETTON, JOHN

This case was first heard on 10/27/15 to comply by 1/26/16. Violations, extensions and notice were as noted in the agenda. The property was in compliance, fines had accrued to \$2,700 and the City was requesting the full fine be imposed.

Mario Carrasquel, Building Inspector, reported there had been no progress and recommended imposition of the fines.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to find that the violations were not complied by the ordered date, and to impose the \$2,700 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

**Case: CE16010922**  
621 SE 5 CT  
BLUEWATER INC.

This case was first heard on 5/26/16 to comply by 7/26/16. Violations and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$16,200 fine, which would continue to accrue until the property was in compliance.

Mario Carrasquel, Building Inspector, reported there had been no progress and recommended imposition of the fines.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to find that the violations were not complied by the ordered date, and to impose the \$16,200 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

**Case: CE15102260**  
1312 NW 15 ST  
WILCOX, ALICIA

This case was first heard on 3/22/16 to comply by 5/24/16. Violations, extensions and notice were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$6,100 fine, which would continue to accrue until the property was in compliance.

George Oliva, Chief Building Inspector, said the owner had never communicated with him. He stated there had been no progress and recommended imposition of the fines.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to find that the violations were not complied by the ordered date, and to impose the \$6,100 fine, which would continue to accrue until the violations were corrected. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to approve the list of withdrawn and complied cases. In a voice vote, motion passed 6-0.

#### **Approval of Minutes**

**Motion** made by Ms. Hinton, seconded by Mr. Cooper, to approve the Minutes of the May and June meetings. In a voice vote, motion passed unanimously.

Mr. Booth wanted to abstain from voting on the May minutes since he was not present. Mr. Mohnani stated he had not had time to read either minutes so he would abstain from voting as well.

Mr. Spence explained that State statute did not allow Board members to abstain from voting for those purposes.

**Motion** made by Mr. Mohnani, seconded by Mr. Booth, to reconsider the Board's previous motion. In a voice vote, motion passed 6-0.

Mr. Spence explained that Board members must vote on items presented unless there was "a conflict that inures to your personal gain or loss" or if a Board member could not be impartial due to a bias or prejudice.

**Motion** made by Mr. Booth, seconded by Ms. Hinton, to approve the Board's June minutes. In a voice vote, motion passed 5-1 with Mr. Mohnani opposed.

**Motion** made by Ms. Hinton, seconded by Mr. Smith, to approve the Board's May minutes. In a roll call vote, motion passed 4-2 with Mr. Mohnani and Mr. Booth opposed.

#### **Cases Complied**

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE15111287                      CE15120123

#### **Cases Withdrawn**

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record.

CE16051606                      CE16051848                      CE16071982                      CE15111574  
CE16050557                      CE15121836

#### **Board Discussion**

None.

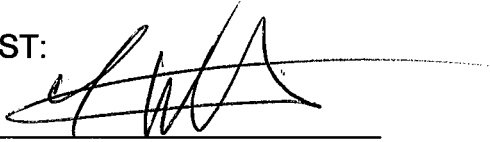
**Communication to the City Commission**

None.

There being no further business to come before the Board, the meeting adjourned at 3:42 p.m.

  
\_\_\_\_\_  
Chair, Code Enforcement Board

ATTEST:

  
\_\_\_\_\_  
Clerk, Code Enforcement Board

NOTE: The agenda associated with this meeting is incorporated into this record by reference.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

Minutes prepared by: Jamie Opperee, ProtoType Inc.